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GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-1 BRANCH)

NOTIFICATION

The 7th September, 2020

No. 12/09/2020-4HG1/1285/A.—Whereas it appears to the Governor of Punjab that to meet the challenge of rapid growth of Balachaur Town of District Shaheed Bhagat Singh Nagar and to provide for a workable frame work for its comprehensive planned and regulated development, the preparation of statutory Master Plan of Balachaur Town is very essential, Hence in order to develop Balachaur Town and its surroundings in an orderly manner and to prepare its Master Plan under “**The Punjab Regional and Town Planning and Development Act 1995**”, the Governor of Punjab is pleased to declare the Local Planning Area of Balachaur Town within the meaning of sub section (1) of Section 56 of “**The Punjab Regional and Town planning and Development Act, 1995**”. The total area of proposed Local Planning Area is 28885 Hectares (71,376.39 Acres) including Balachaur Town and adjoining 127 villages. The schedule of boundary of Local Planning Area is given below:-

SCHEDULE OF BOUNDARY

NORTH: Starting from point ‘A’ which is the meeting point of revenue boundary of village Daulatpur (H.B.No. 143), village Kishanpura (Bhak Rodi)(H.B.No. 141) falling in Local Planning Area, Nawanshahar and village Barwa (H.B. No. 142) falling in LPA Saroya, then moving towards east along the northern boundary of village Daulatpur (H.B.No. 143), then moving towards south along eastern boundary of village Daulatpur (H.B.No. 143) and then moving towards east along northern boundaries of village Jadli (H.B.No.178), village Simbal Majara (H.B.No.179), village Chankoya (H.B. No 217), crossing Balachaur-Hoshiarpur road (SH-24), then again moving towards east along northern boundaries of village Chankoya (H.B. No 217), village Kaulgarh (H.B.No.218), village Bachhauri (H.B. No. 221), village Majara (H.B. No. 222), village Maujowal (H.B. No. 225), village Jitpur (H.B. No. 381), village Nanowal (H.B. No. 382), up to the point ‘B’ which is the common meeting point of village Nanowal (H.B. No. 382), village Shahbazpur (H.B. No.380) of LPA Saroya and village Ghahi Majra (H.B. No.497) of District Roopnagar.

- EAST:** Thence from point ‘B’ moving towards south along the district boundary of Roopnagar and eastern boundaries of village Nanowal (H.B.No. 382), village Bungri (H.B. No. 386), village Bhanewal (H.B.No. 384), crossing Balachaur - Nurpur Bedi road and then again moving towards south along the eastern boundaries of village Bhanewal (H.B.No. 384), village Adoana (H.B. No. 387), village Takarla (H.B. No. 388), village Balowal Saunkhari (H.B. No. 394), village Kolar (H.B. No. 402), village Mohan Majra (H.B. No. 403), village Nighi (H.B. No. 404), village Tundewal (H.B. No. 407), village Golu Majra (H.B. No. 408), village Bagowal (H.B. No. 409), then moving towards south along eastern-southern boundaries of village Bagowal (H.B. No. 409), village Paniali (H.B. No. 411), crossing Balachaur-Roopnagar road (NH-344A), then moving towards south along the eastern boundaries of village Bir Sobhuwal (H.B. No. 206), village Jagtewal (H.B. No. 207) then crossing Nawanshahar-Roopnagar Road and Bist-Doab canal and again moving towards south along the eastern boundaries of village Jagtewal (H.B. No. 207), village Ramgarh (H.B. No. 208) then moving towards east along northern boundaries of village Atari (H.B. No. 432), village Aima (H.B. No. 423), village Bela Tajowal (H.B. No. 422) and then moving towards south along eastern boundary of village Bela Tajowal (H.B. No. 422) entering Sutlej river and then again moving along eastern boundary of village Bela Tajowal (H.B. No. 422) up to point “C” which is the common meeting point of revenue boundary of village Bela Tajowal (H.B.No. 422), village Arazidarya Bramad Rail (H.B. No.420) of LPA Roopnagar and village Chupki (H.B. No.88) of Local Planning Area, Roopnagar falls in the river Sutlej.
- SOUTH:** Thence from point ‘C’ which is located in river Sutlej, moving towards west along the district boundary of Roopnagar and southern boundaries located in river Sutlej of village Bela Tajowal (H.B.No.422), village Bela Tajowal (H.B. No. 421), village Chahal (H.B.No.425), village Ghurka (H.B.No. 430), village Hassanpur Kalan (H.B.No. 431), village Sarangpur Panjpeda (H.B.No.440) then moving towards north along the eastern boundary of village Sarangpur Panjpeda (H.B.No.440), then moving towards west along the southern boundary of village Mubarakpur (H.B.No.439), then again moving towards north along the western boundaries of village Mubarakpur (H.B.No.439), village Hedon (H.B.No.448), then again moving towards west along southern boundary of village Bhaipur (H.B. No. 449), then moving towards west along the District boundary of Ludhiana and southern-western boundary of village Bhaipur (H.B. No. 449), southern boundaries of village Thathiala (H.B.No. 451), village Dugri (H.B.No.452), village Niana (H.B.No.463), village KhojaBet (H.B. No. 462), village SaidGama (H.B. No. 469), village Banga (H.B. No. 470), southern-western boundary of village Auliapur (H.B. No. 459) Up to point ‘D’ which is the common meeting point of revenue boundary of village Auliapur (H.B.No. 459) and village Dhingarpur (H.B.No. 242) of Local Planning Area Rahon and district boundary of Ludhiana falling in Sutlej River.
- WEST:** Starting from point ‘D’ moving towards North along the western boundary of village Auliapur (H.B.No. 459) crossing Sutlej river, again moving along western boundary of village Auliapur (H.B.No. 459), village Burj alias Chak (H.B. No. 473), village Lalpur (H.B. No. 474), village Mahitpur (H.B. No. 183), then crossing Bist-Doab canal and moving towards north along western boundaries of village Mahitpur (H.B. No. 183) then moving towards west along southern boundaries of village Uttal (H.B. No.148), village Jadla (H.B. No. 146), moving towards north along western boundary of village Jadla (H.B. No. 146) crossing Balachaur-Rahon road, then moving towards north along the western boundary of village Jadla (H.B. No. 146), moving towards west along the southern boundary of village Jadla (H.B. No. 146), then moving towards north along the western boundaries of village Jadla (H.B. No. 146), village Nai Mazara (H.B. No. 145), crossing Balachaur-Nawanshahar road

(NH-344A), again moving towards north along western boundaries of village Nai Mazara (H.B. No. 145), village Daulatpur (H.B. No. 143) up to point. "A" which is the starting point.

The boundary of Local Planning Area, Balachaur Town have been specifically shown on the Drawing No. DTP (J) 01/2020 Dated 09-06-2020. All the provisions laid down U/S 56(2) of the **“The Punjab Regional and Town Planning and Development Act, 1995”** and all the concerned rules framed have been taken in to consideration. List of Towns and Villages falling within the Local Planning Area Balachaur, SBS Nagar:-

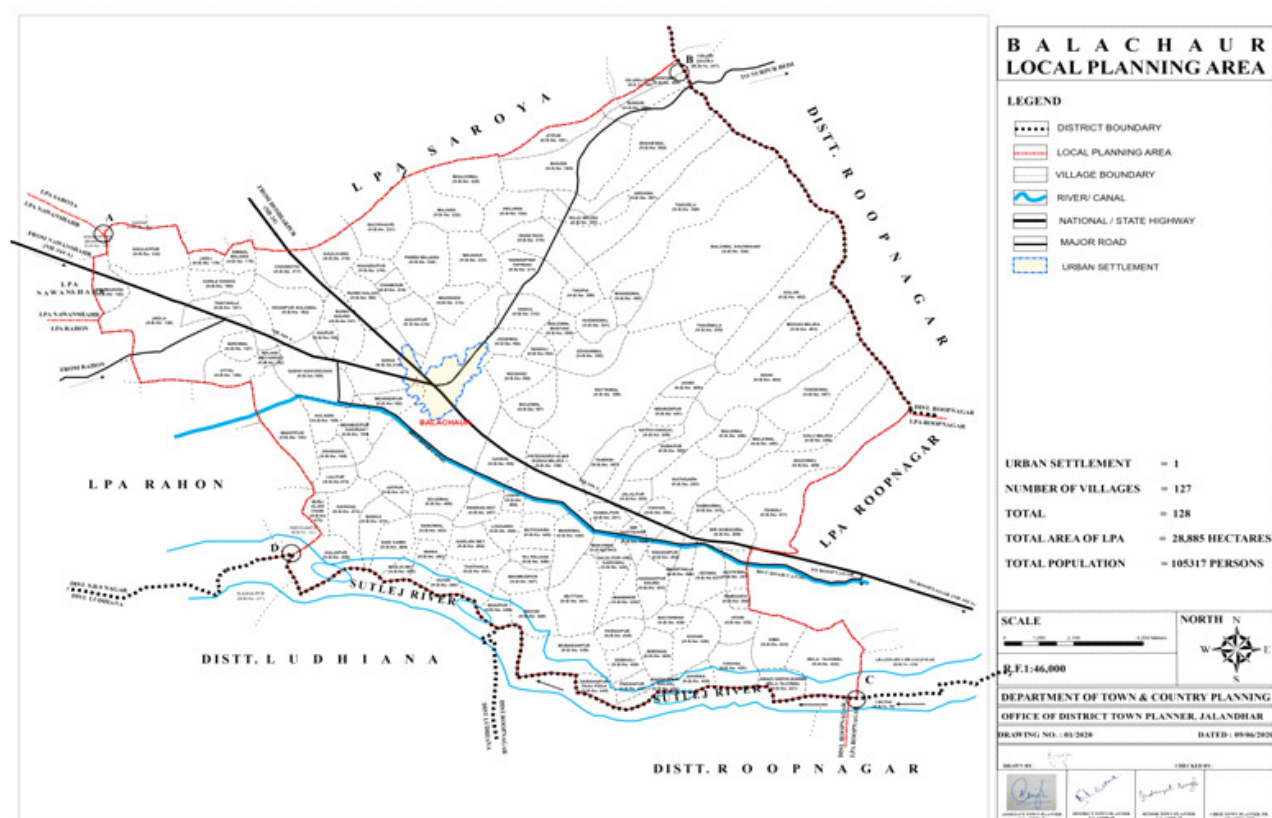
Sr. No.	Name of Village	Hadbast No.	Area (in Hectare)	Population 2011*
1.	BALACHAUR (M CI) URBAN	-	1428	7589
2.	ARAZI DARYA BRAMD BELA TAJOWAL	421	339	465
3.	ADOANA	387	396	1388
4.	AIMA	423	113	172
5.	AKLIANA	224	179	741
6.	ATARI	432	45	8
7.	AULADNI	189	154	952
8.	AULIAPUR	459	259	333
9.	BACHHAURI	221	273	1690
10.	BACHHWAN	428	172	523
11.	BAGOWAL	409	466	1719
12.	BALEWAL	406	154	439
13.	BALOWAL SAUNKHARI	394	1454	440
14.	BANGA	470	170	435
15.	BELA TAJOWAL	422	366	216
16.	BHADDI	385	1296	1264
17.	BHAIPUR	449	71	143
18.	BHANEWAL	384	62	355
19.	BHARTHALA	205	143	1190
20.	BHEDIAN	429	127	324
21.	BIR KATHGARH	434	68	439
22.	BIR SOBHUWAL	206	92	80
23.	BIROWAL	147	90	926
24.	BUTHGARH	445	138	496
25.	BULEWAL	197	203	999
26.	BUNGRI	386	37	403
27.	BURJ ALIAS CHAK	473	73	127
28.	CHAHAL	202	155	1207
29.	CHAHAL	425	230	238
30.	CHANKOYA	217	254	1200
31.	DALELPUR URF SAROWAL	442	72	16
32.	DAULATPUR	143	251	1969
33.	DHAKTANA	210	60	522

34.	DHAUL	212	185	1250
35.	DOBHALI	436	119	313
36.	DUGRI	452	134	182
37.	FATEHGARH ALIAS SUDHA MAJRA	199	378	1374
38.	GAHUN	198	351	1228
39.	GARHI KANUNGOAN	188	316	2197
40.	GARLE DHAHA	180	202	553
41.	GARLON BET	464	135	833
42.	GHAMOUR	216	250	1562
43.	GHURKA	430	64	61
44.	GOLU MAJRA	408	313	559
45.	HASSANPUR KALAN	431	227	285
46.	HASSANPUR KHURD	433	81	167
47.	HEDON	448	115	672
48.	JADLA	146	909	4442
49.	JADLI	178	156	903
50.	JAGATPUR	214	105	901
51.	JAGTEWAL	207	74	420
52.	JALALPUR	200	126	938
53.	JANDI	400	90	753
54.	JATPUR	471	90	568
55.	JITPUR	381	42	336
56.	JEOWAL	427	91	289
57.	JHUNGIAN	190	92	112
58.	JOGEWAL	194	115	575
59.	KAMALPUR	201	43	213
60.	KANGNA	472	280	1552
61.	KATHGARH	203	484	2372
62.	KAULGARH	218	163	1169
63.	KHANDUPUR	219	114	464
64.	KHANPUR KULEWAL	184	115	589
65.	KHEWEWAL	391	85	695
66.	KHOJA BET	462	157	416
67.	KISHANPUR	204	120	439
68.	KOHAR	426	99	178
69.	KOLAR	402	716	911
70.	LALPUR	474	71	315
71.	LOHAT	466	93	795
72.	LOHGARH	465	72	152
73.	MEHMUDPUR GADRIAN	191	188	403
74.	MAJARA	222	212	1184

75.	MAJARI BECHARAG	182	74	10
76.	MAKOWAL	443	18	428
77.	MALEWAL BHATIAN	390	46	10
78.	MALEWAL	405	106	777
79.	MANDHER	435	140	126
80.	MADHIANI	213	201	939
81.	MANSEWAL	393	77	373
82.	MAUHAR	223	303	743
83.	MAUJOWAL	225	212	704
84.	MAHITPUR	183	504	2266
85.	MAHMUDPUR	447	147	761
86.	MEHNDIPUR	401	201	180
87.	MEHINDIPUR	192	200	15
88.	MANEWAL	444	133	789
89.	MOHAN MAJRA	403	339	543
90.	MUBARAKPUR	439	62	76
91.	MUTTON	441	396	1227
92.	NAI MAZARA	145	99	945
93.	NANGLI	195	45	17
94.	NANOWAL	382	210	353
95.	NANOWAL	453	205	528
96.	NATHA NANGAL	398	130	534
97.	NAWANPIND TAPRIAN	211	159	1117
98.	NIANA	463	204	571
99.	NIGHI	404	556	848
100.	PANIALI	411	306	1059
101.	PARAGPUR	437	225	43
102.	PARAGPUR	438	146	206
103.	PHIRNI MAJARA	220	311	1165
104.	RAIPUR	185	113	308
105.	RAJU MAJRA	383	166	1345
106.	RAKRAN BET	467	171	1231
107.	RAMGARH	208	100	435
108.	RATTEWAL	396	1280	6287
109.	ROOHNO	196	158	250
110.	RURKI KALAN	186	133	673
111.	RURKI KHURD	187	153	785
112.	SAIDGAMA	469	43	83
113.	SARANGPUR PANJ PEDDA	440	206	49
114.	SIANA	215	331	234
115.	SIMBAL MAJARA	179	168	1481

116.	SABHUWAL	410	59	406
117.	SOJOWAL	468	119	719
118.	SURAPUR	399	139	548
119.	TEJ PALANA	446	34	72
120.	TAKARLA	388	775	2430
121.	TANDON	397	217	128
122.	THANWALA	395	153	435
123.	THATHIALA	451	200	594
124.	THATHIALA	181	95	546
125.	THOPIA	389	392	2526
126.	TUNDEWAL	407	377	803
127.	UDHANWAL	392	244	2350
128.	UTTAL	148	142	918
TOTAL		28885	105317	

Drawing of Local Planning Area Balachaur, SBS Nagar:-



SARVJIT SINGH

Chandigarh
The 20th August, 2020

Principal Secretary to Government of Punjab,
Department of Housing and Urban Development.